

X01.3 Restrict Lead- 1: Paints and Electronics

Technical Document

WELL Building Standard™ version 2 (WELL v2™), Q1 2021 addenda



HOW TO USE THIS DOCUMENT:

This document is intended to serve as a guide on how to create a project **technical document** to **reduce or eliminate human exposure to building materials known to be hazardous**.

This document is meant to demonstrate an acceptable degree of detail for a documentation submission. The Feature cannot be demonstrated solely through a confirmation that the requirements have been or will be implemented. The level of detail is up to the discretion of the project team, but the documents must include specific details demonstrating that the actual requirements have been enacted in the project boundary.

This document and similar tools are intended to assist projects in their pursuit of WELL v2 but use of this document and/or similar tools are in no way a guarantee of achievement of any rating or designation, and no representation or warranty is made regarding the likelihood of achieving any rating or designation.

Note: The below document is based on the Q1 2021 addenda of the WELL Building Standard™ version 2 (WELL v2™). Project teams are required to implement the feature requirements from the addenda version assigned to their project or any more recent addenda version.

FEATURE PART REQUIREMENTS:

For All Spaces

The following requirements are met:

- a. Newly installed fire alarms, meters, sensors, relays, thermostats and load break switches meet one of the following:*
 - 1. RoHS restrictions.*
 - 2. Products contain no more than 0.01% (100 ppm) of lead by weight.*
- b. Newly installed paints applied as finishes within the project boundary meet at least one of the following criteria:*
 - 1. Paints have a lead concentration of 100 ppm (0.1%) by weight or below.*
 - 2. Paints have no added lead carbonates and lead sulfates.*
 - 3. Paints are deemed free of lead or with no added lead by an ISO 14024-compliant (Type 1) Ecolabel, or a voluntary third-party certification program recognized by the local government where the project is located.*
 - 4. Paints meet Feature X08: Materials Optimization.*

WELL Core Guidance:

Meet these requirements for the extent of developer buildout.



The below sample documentation is intended to provide guidance in creating a technical document for restricting lead. It is not a template. You may note included components that are not required to demonstrate compliance with this Feature.

Example document for Feature X01 Part 3

The following example is for a large-scale new construction project in Europe where RoHS restrictions are commonly used for electronics.

Technical Document – [PROJECT NAME]

Per guidance in the Verification Tab, ten (10) product sheets have been provided indicating that materials meet WELL requirements. The project used more than ten (10) compliant products, so a variety of types of compliant products have been included in our attached set of product sheets. Below is a table of contents indicating the product sheets that are included, organized by product type:

- **Fire alarms, meters, sensors, relays, thermostats and load break switches that meet RoHS restrictions:**
 1. [INSERT PRODUCT NAME], [PAGE #]
 2. [INSERT PRODUCT NAME], [PAGE #]
 3. [INSERT PRODUCT NAME], [PAGE #]
 4. [INSERT PRODUCT NAME], [PAGE #]
- **Paints applied as finishes that have a lead concentration of 100 ppm (0.1%) by weight or below:**
 5. [INSERT PRODUCT NAME], [PAGE #]
- **Paints applied as finishes that have no added lead carbonates and lead sulfates:**
 6. [INSERT PRODUCT NAME], [PAGE #]
 7. [INSERT PRODUCT NAME], [PAGE #]
 8. [INSERT PRODUCT NAME], [PAGE #]
 9. [INSERT PRODUCT NAME], [PAGE #]
- **Paints are deemed free of lead or with no added lead by an ISO 14024-compliant (Type 1) Ecolabel:**
 10. [INSERT PRODUCT NAME], [PAGE #]
- **Paints meet Feature X08: Materials Optimization – NA, project is not attempting X08**

Attach product sheets. Consider highlighting and/or annotating the section of the product sheet that details the relevant lead details and numbering the pages of the complete document so that the reviewers can find individual products. Information on lead content may be located on, for example:

- *A safety data sheet in a section that details components (clearly showing that lead carbonates and lead sulfates are not on the list)*
- *A product sheet declaring a product meets RoHS restrictions*
- *A product sheet or certificate that states certification under an ISO 14024 Ecolabel or a program listed in feature X08*
- *A technical data sheet detailing product ingredients and specifying that lead concentration is less than 100 ppm (0.1%) by weight*

The next example is for a small interiors project that did not need to install any new fire alarms, meters, sensors, relays, thermostats or load break switches and that only used new paints.

Technical Document – [PROJECT NAME]

Per guidance in the Verification Tab, ten (10) **or all** product sheets must be provided for new fire alarms, meters, sensors, relays, thermostats, load break switches and paints. The project is a small interiors project and there were only two (2) products that fall into these categories used. Below is a table of contents indicating the product sheets that are included, organized by product type:

- **Fire alarms, meters, sensors, relays, thermostats and load break switches that meet RoHS restrictions - NA**
- **Paints applied as finishes that have a lead concentration of 100 ppm (0.1%) by weight or below:**
 1. [INSERT PRODUCT NAME], [PAGE #]
- **Paints applied as finishes that have no added lead carbonates and lead sulfates:**
 2. [INSERT PRODUCT NAME], [PAGE #]
- **Paints are deemed free of lead or with no added lead by an ISO 14024-compliant (Type 1) Ecolabel - NA**
- **Paints meet Feature X08: Materials Optimization – NA, project is not attempting X08**

Attach product sheets. Consider highlighting and/or annotating the section of the product sheet that details the relevant lead details and numbering the pages of the complete document so that the reviewers can find individual products. Information on lead content may be located on, for example:

- *A safety data sheet in a section that details components (clearly showing that lead carbonates and lead sulfates are not on the list)*
- *A product sheet declaring a product meets RoHS restrictions*
- *A technical data sheet detailing product ingredients and specifying that lead concentration is less than 100 ppm (0.1%) by weight*
- *A technical data sheet detailing product ingredients and specifying that lead concentration is less than 100 ppm (0.1%) by weight*

The next example is for an existing project that has installed no new products that fall within the scope of X01.3 Restrict Lead after the project registered for their WELL certification.

Technical Document – [PROJECT NAME]

[PROJECT NAME] is an existing project and no new fire alarms, meters, sensors, relays, thermostats, load break switches or paints were installed since the project was registered for WELL certification.

TIPS FOR MULTIPLE LOCATIONS

- Organizations participating in WELL Portfolio or the multiple projects pathway can submit a Guideline for this feature part, as well as a technical document for each audited project. This Guideline must outline the feature requirements, at minimum, and it can be shared across multiple projects as a means to provide guidance for compliance. A subset of audited projects must also each submit their own technical document that demonstrates compliance with the feature requirements.